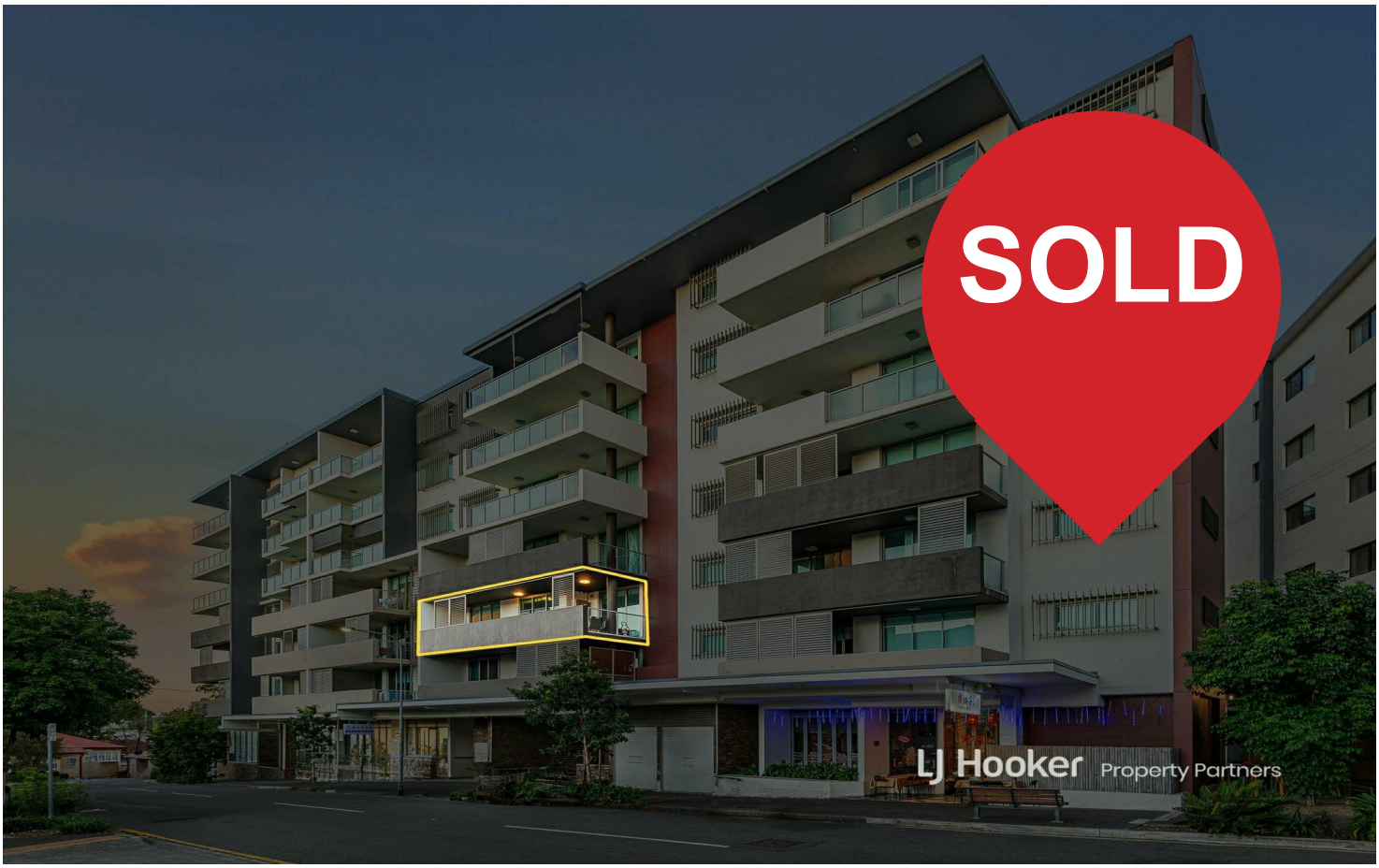
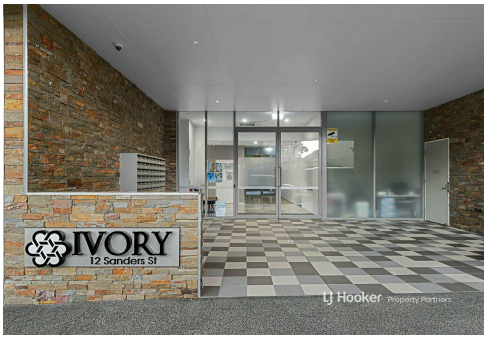








Upper Mount Gravatt, 24/12 Sanders Street

SOLD BY EMILY XIONG

This rare, contemporary apartment positioned at the centre of bustling Upper Mount Gravatt offers a trendy and spacious two-bedroom floorplan with an additional multi-purpose room, study/office or nursery, perfect for those seeking a modern, low-maintenance lifestyle. Boasting a chic open-plan lounge and dining area with stunning timber floors, an elegant modern kitchen, and access to a large balcony, this apartment is a dream come true for style-conscious buyers. Both bedrooms come with built-in robes, and the master features a stylish ensuite and balcony access. Residents also enjoy communal access to a sprawling rooftop entertainment area for larger gatherings. Just a leisurely walk to everything in this central location, including Westfield Mt Gravatt, and easy access to the Pacific and Gateway motorways, convenience and lifestyle come together in perfect harmony.

Key Features:

2 | 2 | 1

For Sale
Please Call

View
ljhooker.com.au/B1Y5F4R

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07 3344 0288

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Rare contemporary apartment boasting a trendy and spacious, two-bedroom floorplan with additional multi-purpose room (study/office/nursery)
- Chic open-plan lounge and dining area with stunning timber floors, elegant modern kitchen, and access out to large balcony
- Both bedrooms with built-in robes and master with stylish ensuite and balcony access
- Communal access to sprawling rooftop entertainment area
- Leisurely walk to everything in this central location, including Westfield Mt Gravatt, and right near the Pacific and Gateway motorways

Located in an ultra-convenient area, this apartment offers an enviable lifestyle ideal for couples, professionals, young families, or students. Enjoy a leisurely stroll to respected schools, buses, shops, parks, and childcare, as well as to the popular Westfield Mt Gravatt, which offers a range of designer shops, delectable dining, and entertainment options. Minutes from Griffith University, this property is also a great investment to attract students. Easy access onto Gateway and Pacific motorways allows you to commute with ease or enjoy day trips to the city or coast.

- 220 m to Upper Mount Gravatt State School
- 240 m to bus stop
- 300 m to The Village Upper Mount Gravatt
- 350 m to Shingai Park
- 550 m to Westfield Mt Gravatt
- 750 m to Clairvaux MacKillop College
- 750 m to St Bernard's School
- 1 km to Perfect Beginnings Early Learning Centre
- 1.8 km to Macgregor State High School
- 2.7 km to Griffith University Nathan Campus

Situated within a quiet pocket of a bustling neighbourhood, this modern apartment building boasts shops and eateries on the ground floor for ultimate convenience and lifestyle perks. One secure allocated car park is available, although with the phenomenal convenience on offer here, you may rarely need it. The building also offers communal access to a sprawling rooftop entertainment area for lucky residents to utilise.

Inside, the apartment is trendy and spacious with an open-plan lounge and dining area lit by downlights and fitted with stunning timber floors. Fully air-conditioned and topped by a ceiling fan, it offers a comfortable and stylish reprieve from the outside world and is generous enough for you to entertain guests or simply unwind and relax.

The sleek kitchen overlooks the living area and boasts elegant timber-look accents, gleaming stone countertops, ample cabinetry, and a handy island bench/breakfast bar. Electric appliances, including a dishwasher, complete this stylish and functional space.

A large, tiled balcony sits outside, ready for intimate alfresco entertaining or relaxing with a good book and a cup of coffee.

The two carpeted bedrooms with ceiling fans and built-in robes present comfortable retreats for young families or couples. A separate timber-floored multi-purpose room makes for the perfect study/office or even a cosy nursery for new parents. The master suite

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has handy access out onto the balcony as well as a stylish modern ensuite, while a separate contemporary bathroom is also available.

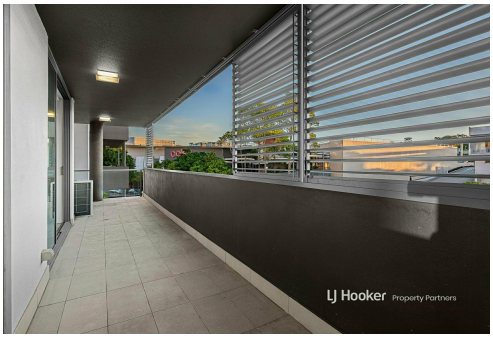
This chic, contemporary apartment in Upper Mount Gravatt offers the perfect blend of modern style and convenient living. Contact Emily Xiong today to find out more and arrange a viewing.

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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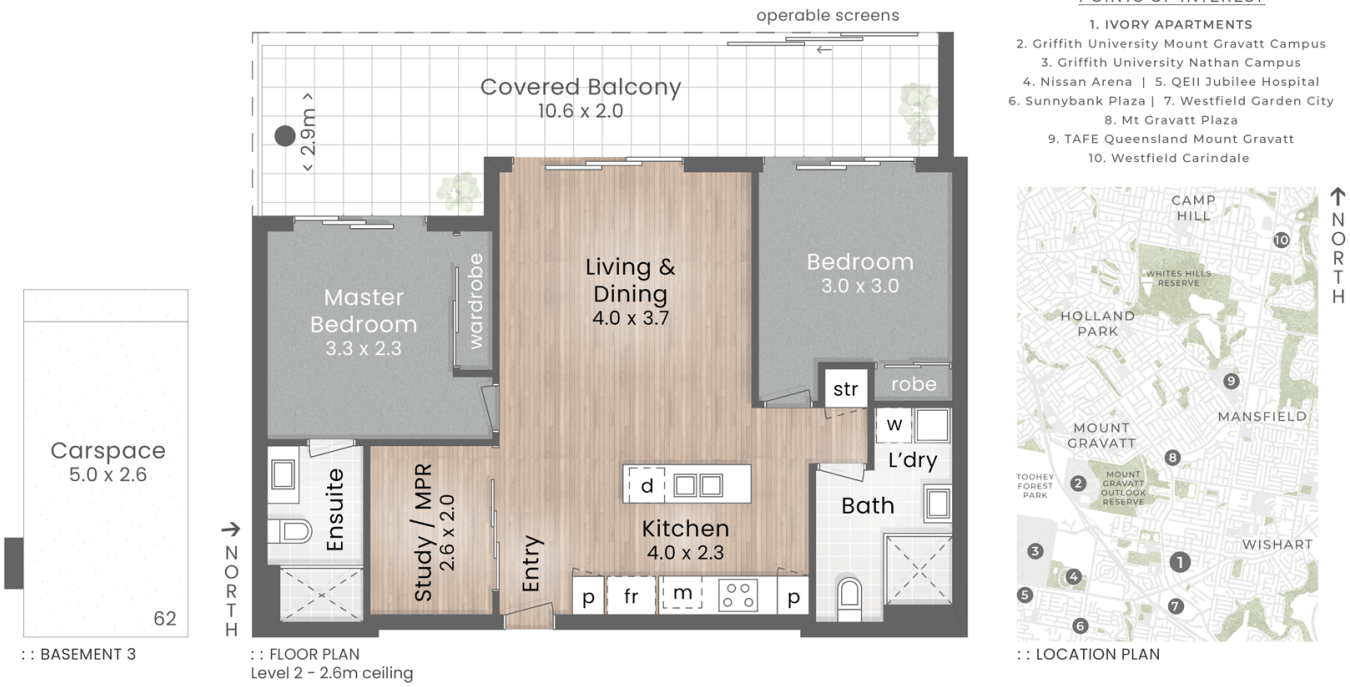
More About this Property

Property ID	B1Y5F4R
Property Type	Apartment
Including	Ensuite Study Air Conditioning Balcony Dishwasher Built-in-Robes Secure Parking

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IVORY APARTMENTS | 24/12 Sanders Street UPPER MOUNT GRAVATT | 2 Bed + Study / MPR | 2 Bath | 1 Car

Internal 77m² | Balcony 23m² | **Total 100m²**

Carspace 14m²

LJ Hooker Property Partners

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